

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting

August 16, 2004

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Dan Hickey-Fire Services, Terry Neal-Attorney, Michael Springstead-County Engineer, Charles Cilenti-Planner and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Mr. Helms moved to approve the minutes from the August 9, 2004 meeting. Mr. Cilenti seconded the motion and the motion carried.

OLD BUSINESS:

None

Dale Parrett, Public Works, arrived at 2:02 PM.

NEW BUSINESS:

VOS: Unit 126 – Major Development – Preliminary Plan Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting preliminary approval to develop a 283-unit subdivision. Staff comments were discussed regarding the request to increase the width of the easement on lots 45 and 46. Any portions of the plat that are not considered to be part of the plat need to be labeled as “not included”.

Mr. Helms moved to approve the preliminary plans, subject to revised plans being submitted addressing all comments. Mr. Springstead seconded the motion and the motion carried.

VOS: Madison Villas – Major Development – Preliminary Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting preliminary approval to develop a 55-unit subdivision. Staff comments were discussed. Staff recommended landscaping in the open space shown between lots 29 and 30. An emergency access gate is included on the plans. The parking area shown on the plans does not include an enclosed wall, but will be revised to reflect that the wall will enclose the parking spaces. Sight vision issues and visibility clearance regarding the wall boundary shown on lot 34 were discussed. All wall delineations need to be marked on the engineering plans. Any portions of the plat that are not considered to be part of the plat need to be labeled as “not included”.

Marie Keenum, 911 Coordinator, arrived at 2:08 PM during the above discussion.

Mr. Helms moved for preliminary plan approval subject to revised plans being submitted addressing all comments. Mr. Cilenti seconded the motion and the motion carried.

VOS: Canal Street/Phase 3 – Major Development – Preliminary and Engineering Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct .58 miles of major local roadway. Staff comments were discussed. The location of the intersection of O'Dell Circle needs to be identified on the plans. Engineering comments were discussed. Manhole types were discussed. The Villages will maintain the stormwater. Vision issues and sight distances were discussed regarding the proposed recreation center site. Signalization needs to be revised at the intersection of O'Dell Circle and Canal Street. Unmanned gates are proposed for this subdivision. A foundation design schedule was discussed.

Barry Ginn, Ginn Engineering/County Engineer, arrived at 2:18 PM during the above discussion.

Mr. Springstead moved for preliminary and engineering approval subject to revised plans being submitted addressing all comments. Mr. Helms seconded the motion and the motion carried.

VOS: Virginia Vine Villas – Final Plat Review

Kelle Boyer, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 58-lot/3-tract subdivision. Staff, surveyor and clerk comments had been received, and all comments were minor. Front and rear lot drainage easements are addressed in the covenants and restrictions.

Mr. Helms moved for final plat approval, subject to all comments being addressed on the original Mylar. Mrs. Keenum seconded the motion and the motion carried.

VOS: Unit 108 – Final Plat Review

Kelle Boyer, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 145-lot/3-tract subdivision. Staff, surveyor and clerk comments had been received and will be addressed. All proposed easements are included on approved final engineering plans.

Mr. Helms moved for final plat approval, subject to all comments being addressed on the original Mylar. Mr. Parrett seconded the motion and the motion carried.

VOS: Unit 116 – Final Plat Review

Kelle Boyer, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 183-lot/1-tract subdivision. Staff and surveyor comments had been received and will be addressed. All proposed easements are included on approved final engineering plans.

Mr. Helms moved for final plat approval, subject to all comments being addressed on the original Mylar. Mr. Parrett seconded the motion and the motion carried.

Mr. Hickey and Mr. Springstead excused themselves at 2:30 PM.

Bigwoods Commercial Park – Major Development – Preliminary Plan Review

Bennett Walling, Walling Engineering, Inc., was present and requesting preliminary approval to develop a commercial subdivision to include a convenience store with a gas station and car wash. Attorney Neal declared a conflict of interest due to her involvement in the preparation of the restrictive covenants. This project involves a commercial subdivision and a convenience store, which need to be submitted as two separate projects. Staff comments were discussed regarding the commercial subdivision and a portion of the improvements being shown outside the project boundary. A joint use driveway was discussed. The owner of the property shown southeast of the project will be researched. The existing drainage retention area is for the mitigation of filling the property previously. A separate drainage area will be constructed behind the lots for the commercial subdivision. The mitigation area will be used for 100-year overflow only. Narrowing the existing

curb cut was discussed. The proposed increase in traffic was discussed regarding the available median cuts. Driveway separation requirements for a principal collector road cannot be met in the configuration shown. The type of proposed traffic and existing and proposed turn lanes were discussed. Additional right-of-way may be required. A possible variance regarding access may be required due to the proposed connection not meeting Code. Infrastructure and drainage were discussed. Subdivision regulation exemptions were discussed. Commercial plan requirements must be met. Traffic flow concerns were discussed. Attorney Thornton will have to review the Memorandum of Agreement and Property Owner's Association documentation, when prepared. Legal descriptions for both drainage retention areas is needed. Stop bar requirements were discussed.

Mr. Lukert excused himself at 3:00 PM during the above discussion.

Staff comments were discussed regarding the convenience store, gas station and car wash proposal. Planned Commercial zoning, the zoning for this project, does not include a car wash as a permitted use. Setback requirements for easements were discussed. The location of the proposed parking area was discussed. Loading/unloading zone and on-site signs were discussed. Code requirements regarding setback issues and safety concerns were discussed. All "Do Not Enter" signs need to be labeled. All Southwest Florida Water Management District issues have been resolved. Previous rezoning issues were discussed. All engineering comments will be addressed on revised plans. Incoming turn radiuses were discussed. Florida Department of Transportation requirements were discussed. Corner lot exemptions were discussed. The Committee discussed, with the applicant, possibly relocating the proposed location of the convenience store.

Mr. Helms moved to table this project until revised plans can be submitted. Mr. Ginn seconded the motion and the motion carried.

The next meeting is scheduled for August 23, 2004.

The meeting adjourned at 3:15 PM.